

013.0

0011

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

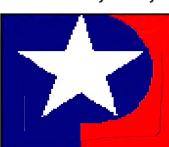
Total Card / Total Parcel

USE VALUE:

1,074,900 / 1,074,900

ASSESSED:

1,074,900 / 1,074,900


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
21-23		PARKER ST, ARLINGTON

Legal Description						User Acct
						10954
						GIS Ref
						GIS Ref
						Insp Date
						02/21/18

## OWNERSHIP

Unit #:

Owner 1: CALLINAN JOHN R/MICHELLE

Owner 2:

Owner 3:

Street 1: 23 PARKER ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: CALLINAN LEO J &amp; MICHELLE -

Owner 2: CALLINAN ELIZABETH M-JOHN R -

Street 1: 100 BAY VIEW AVENUE

Twn/City: SALEM

St/Prov: MA Cntry

Postal: 01970

## NARRATIVE DESCRIPTION

This parcel contains .123 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1930, having primarily Vinyl Exterior and 3238 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

**EXTERIOR INFORMATION**

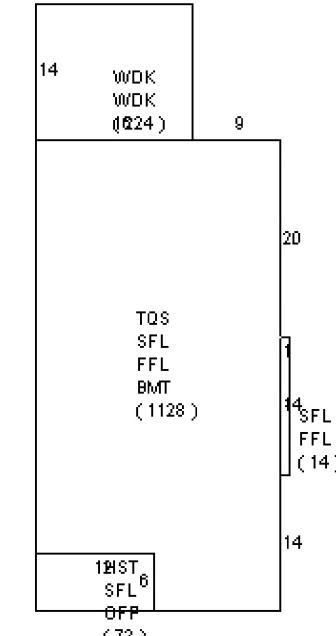
Type:	13 - Multi-Garden
Sty Ht:	2T - 2 & 3/4 Sty
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	

**BATH FEATURES**

Full Bath:	3	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:	1	Rating: Average

**COMMENTS**

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**SKETCH****GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1930
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G6
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	2
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

**CONDOS INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

**REMODELING**

Exterior:	No Unit	RMS	BRS	FL
Interior:	2	5	2	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
<b>Totals</b>				
	2	10	4	

**RES BREAKDOWN**


**CALC SUMMARY**

Basic \$ / SQ:	180.00		
Size Adj.:	0.97427422		
Const Adj.:	0.98000199		
Adj \$ / SQ:	171.862		
Other Features:	123500		
Grade Factor:	1.00		
NBHD Inf:	1.00000000		
NBHD Mod:			
LUC Factor:	1.00		
Adj Total:	744544		
Depreciation:	138485		
Depreciated Total:	606059		
WtAv\$/SQ:	AvRate:	Ind.Val	
Juris. Factor:	1.00	Before Depr:	171.86
Special Features:	0	Val/Su Net:	124.05
Final Total:	606100	Val/Su SzAd:	187.18

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

**PARCEL ID**

013.0-0011-0001.0

**MOBILE HOME**

Make:		Model:		Serial #:		Year:		Color:	
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**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X19	A	AV	1930	22.31	T	40	104			4,600			4,600

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	Second Floor	1,214	171.860	208,641						
FFL	First Floor	1,142	171.860	196,267						
BMT	Basement	1,128	51.560	58,158						
TQS	3/4 Story	846	171.860	145,396						
WDK	Deck	448	8.070	3,614						
OPP	Open Porch	72	38.630	2,781						
HST	Half Story	36	171.860	6,187						
Net Sketched Area:					Total:					
Size Ad	3238	Gross Area	5204	FinArea	3238					

**IMAGE****AssessPro Patriot Properties, Inc**